HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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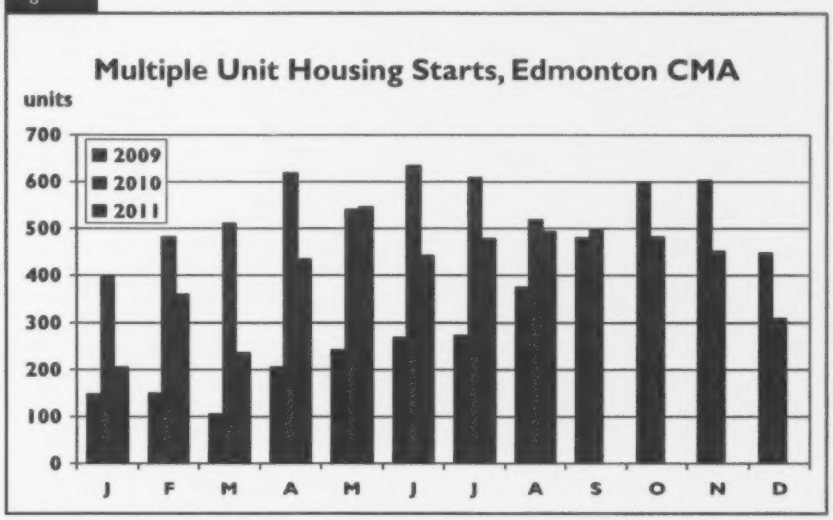
New Home Market

Housing Starts in Edmonton Rise in August

Housing starts in the Edmonton Census Metropolitan Area (CMA) amounted to 805 units in August, up 17 per cent from 690 starts in the same month last year. The increase can be attributed to higher year-over-year multi-family activity. For the year-to-date, housing starts totalled 5,890 units, down 16 per cent from 7,018 units during the first eight months of 2010.

Multi-family starts, which consist of semi-detached units, rows, and apartments, reached 311 units in August, up 82 per cent from 171 units started this time last year. After eight months this year, multiple dwelling starts have reached 2,691 units

Figure 1



Source: CMHC

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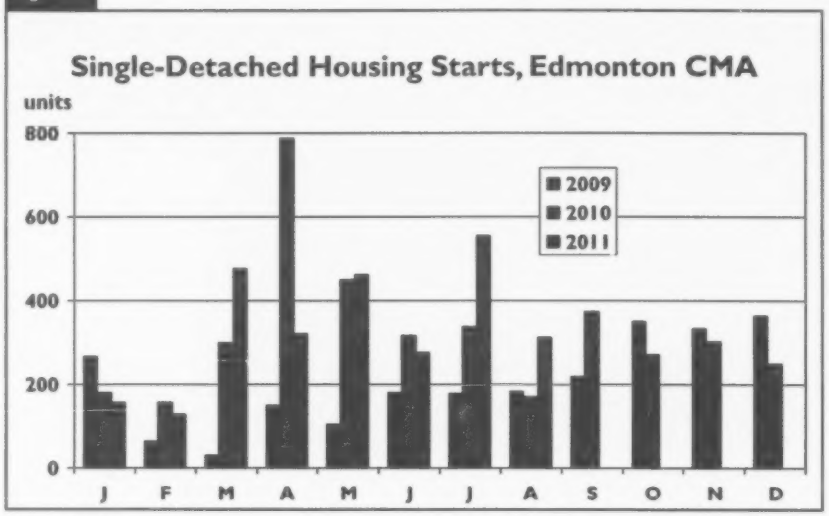
compared with 2,700 units started to the end of August 2010. Notable gains in apartment construction have pushed year-to-date multi-family starts to just nine units shy of the production pace set last year.

Multiple unit completions in August decreased by 13 per cent year-over-year to 313 units. However, absorptions experienced a sizable gain, increasing by 13 per cent from August 2010 to 406 units. As such, the region's inventory of completed and unoccupied units decreased to 930 units, a nine per cent reduction from a year prior and representing the lowest levels since December 2010. Total supply, which includes both units under construction and those sitting in inventory, remained above the levels reported this time last year because units under construction were up 14 per cent year-over-year. Multi-unit supply stood at 6,466 units in August, down moderately from the previous month but almost 10 per cent above the same time last year.

Home builders poured foundations for 494 single-detached homes in August, down only five per cent from the 519 units reported in August of last year. The wet weather in June and July likely pushed some starts into August. With dryer conditions in August, builders were able to excavate and put foundations in the ground, closing the gap between this year's and 2010's production levels. To the end of August, single-detached starts

Figure 2

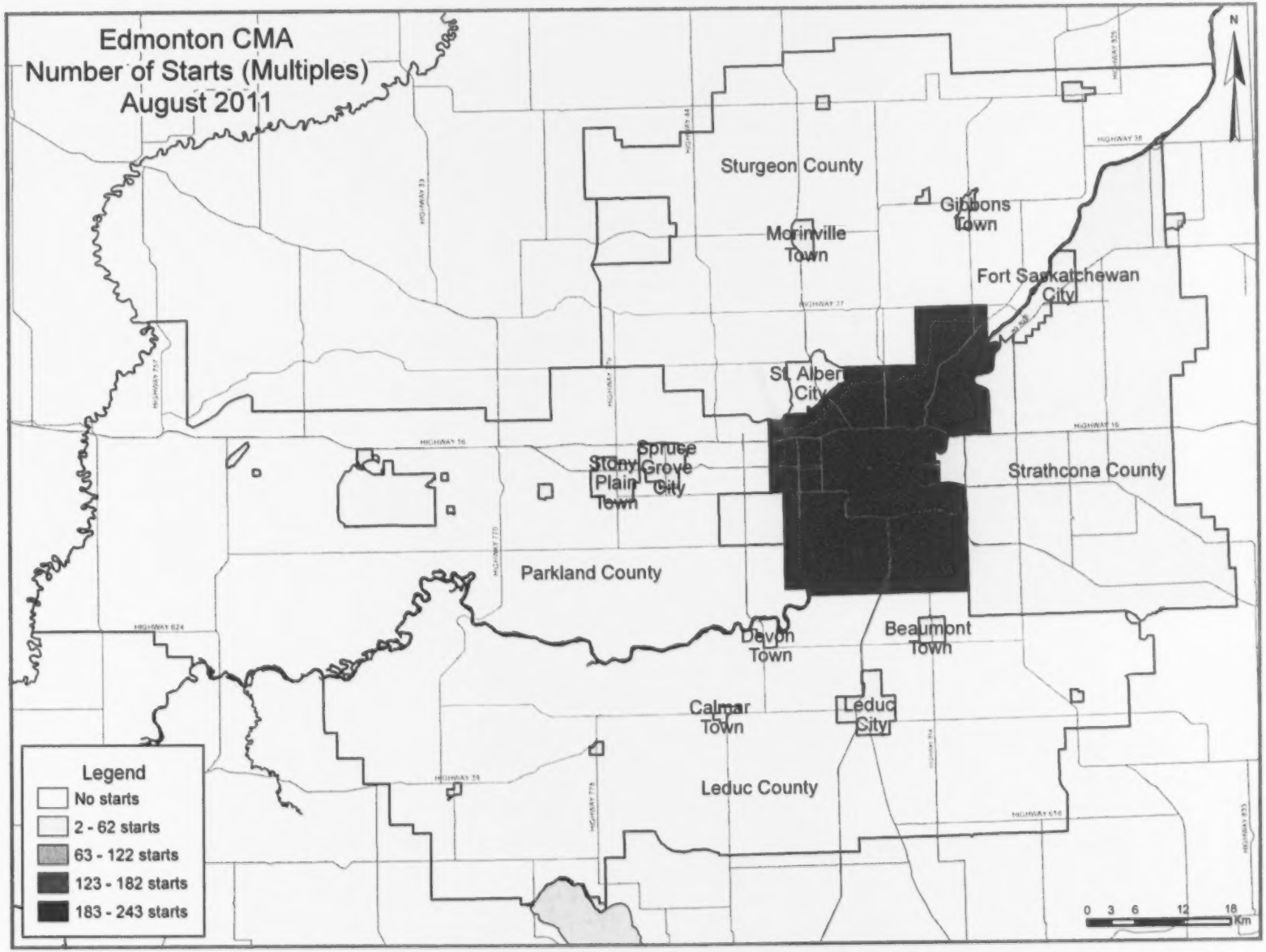


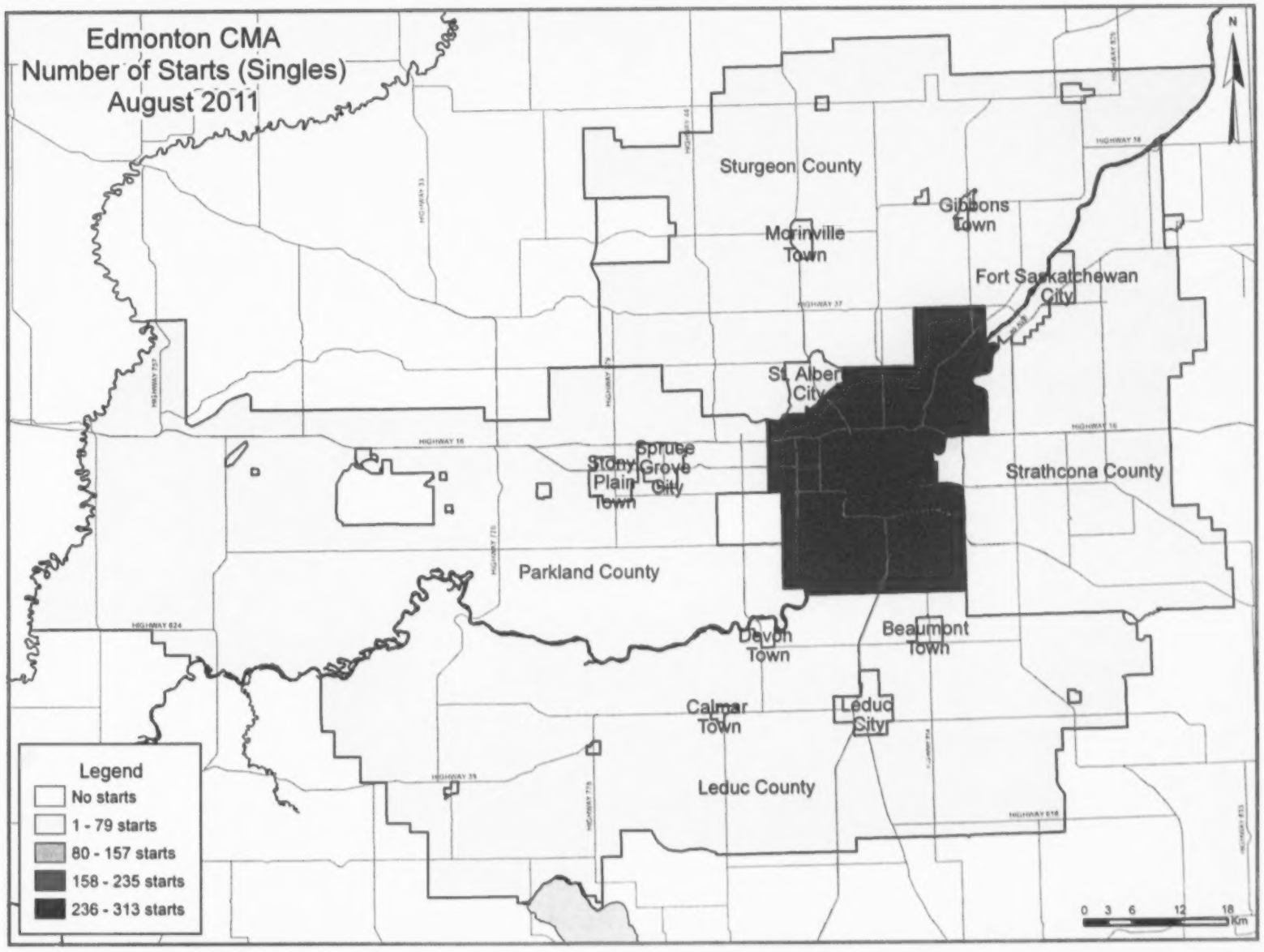
Source: CMHC

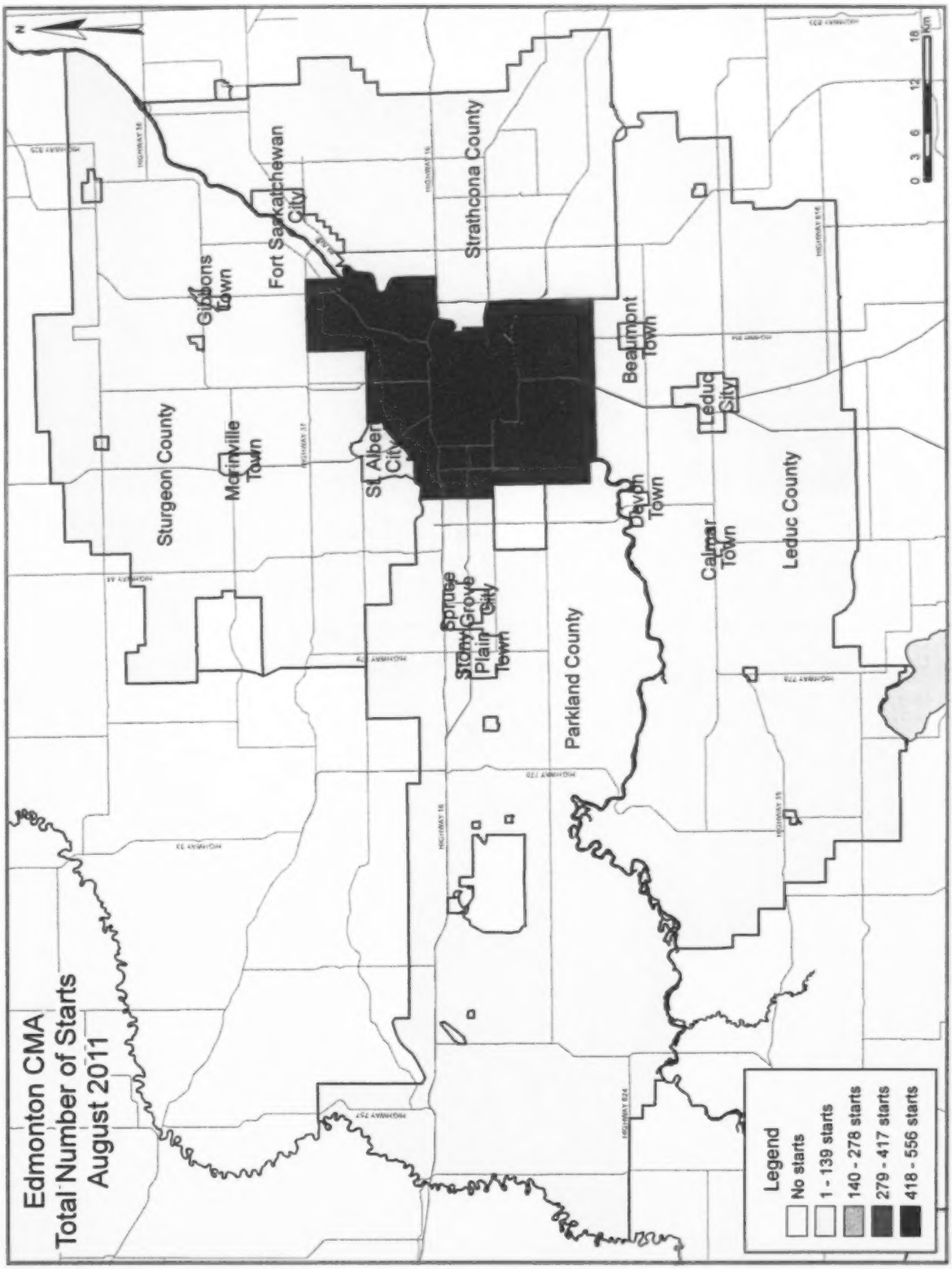
across Metro totalled 3,199 units, down 26 per cent from 4,318 units started in January through August 2010.

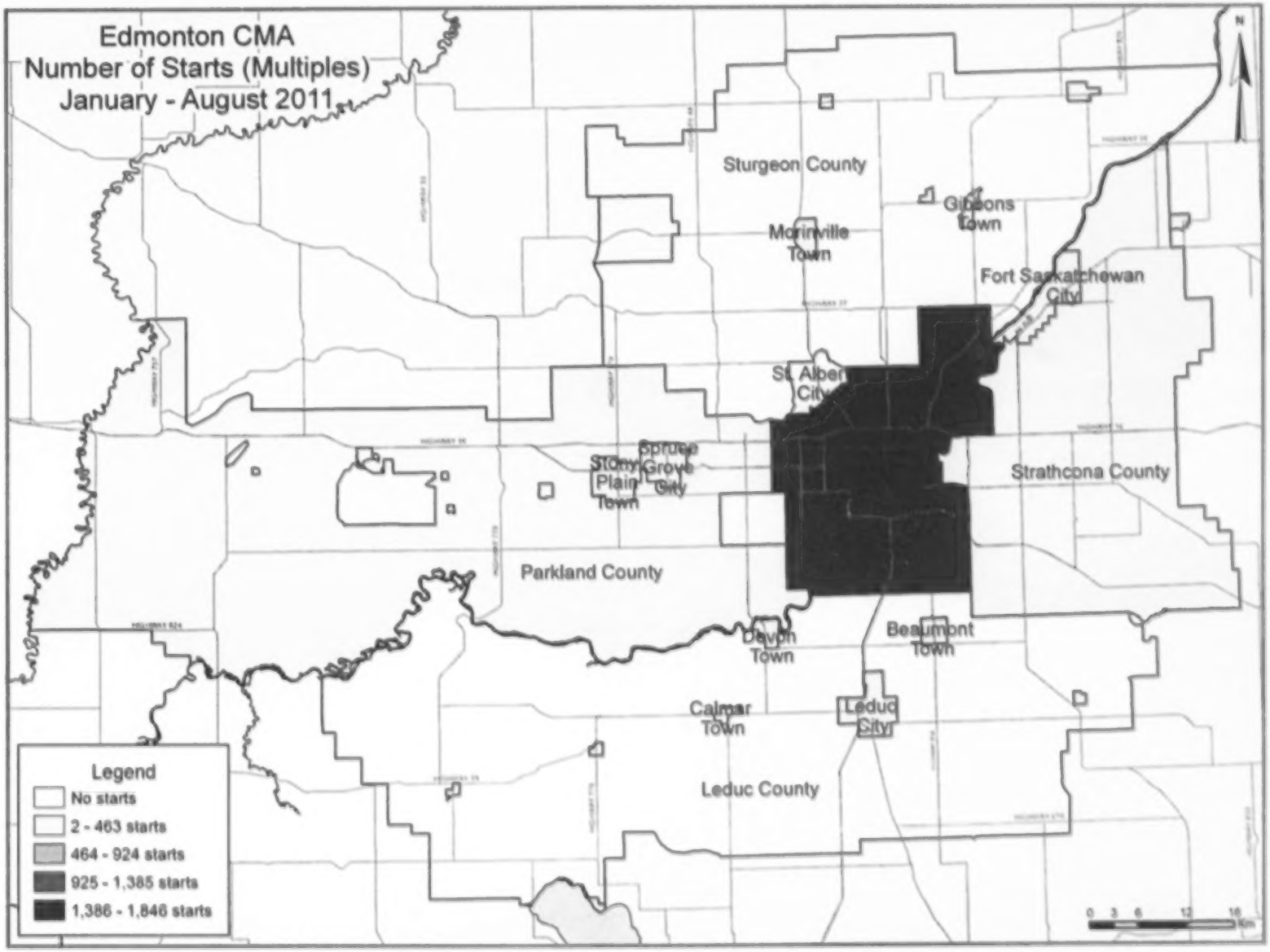
Single-detached completions decreased in August by 39 per cent from August 2010 to 359 units. This represented the lowest monthly completion level across the Capital region since April of last year. Absorptions also retreated from August 2010 levels, falling 28 per cent to 370 units. However, with absorptions modestly outpacing completions in August, inventory levels moved lower on a month-over-month basis from July. Total inventory, including show homes, stood at 563 units in August, 29 per cent higher than this time last year.

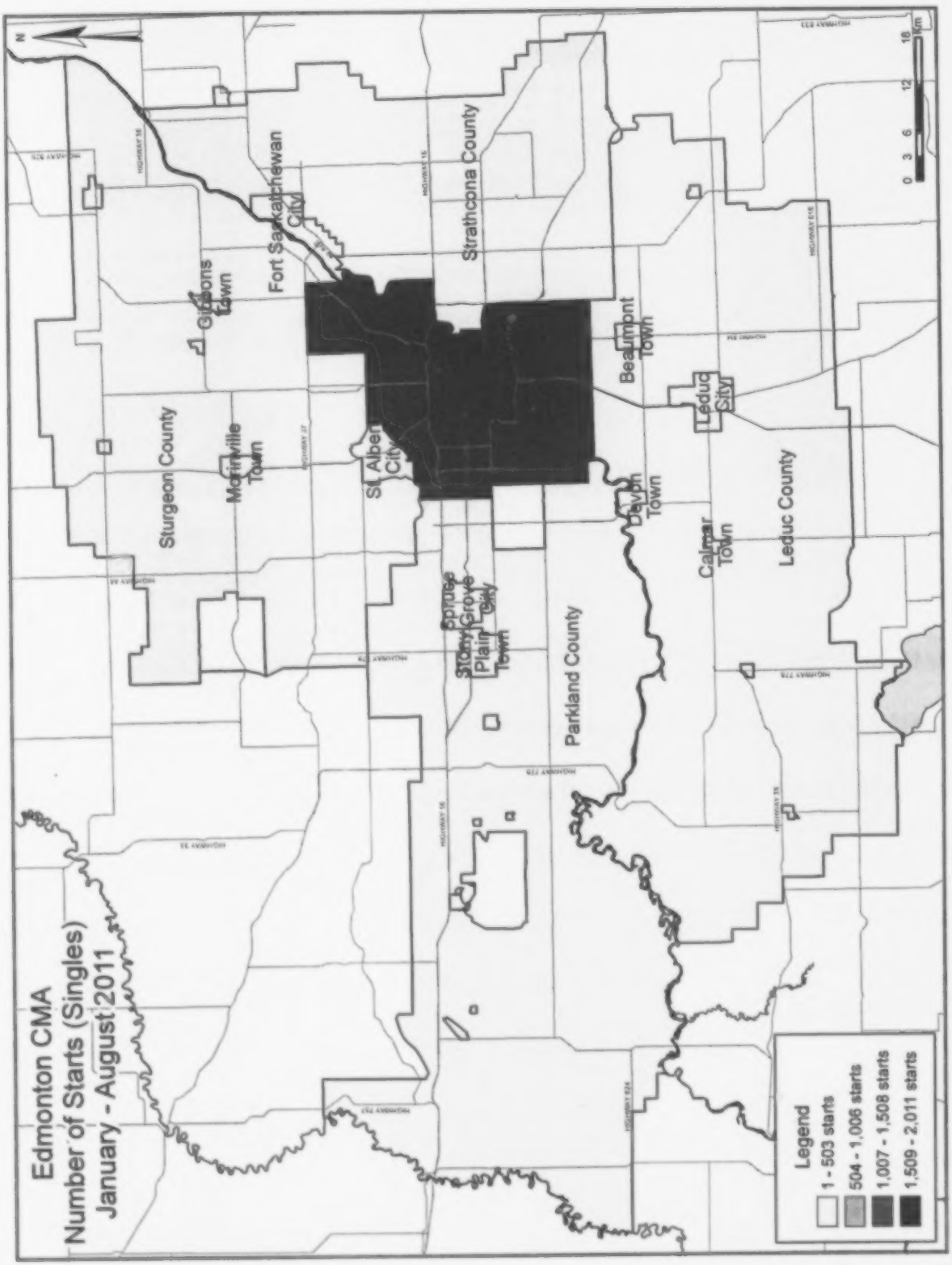
The average price of single-detached units absorbed in August increased by over seven per cent year-over-year to $510,540. On a year-to-date basis, the average price has risen by 7.3 per cent to $516,841. As noted in Table 4, the proportion of homes absorbed for under $450,000 has decreased so far this year in favour of more higher-priced units. This compositional shift has contributed to the rise in average price this year, as recent gains in Statistics Canada's New House Price Index (NHPI) have been comparatively modest.

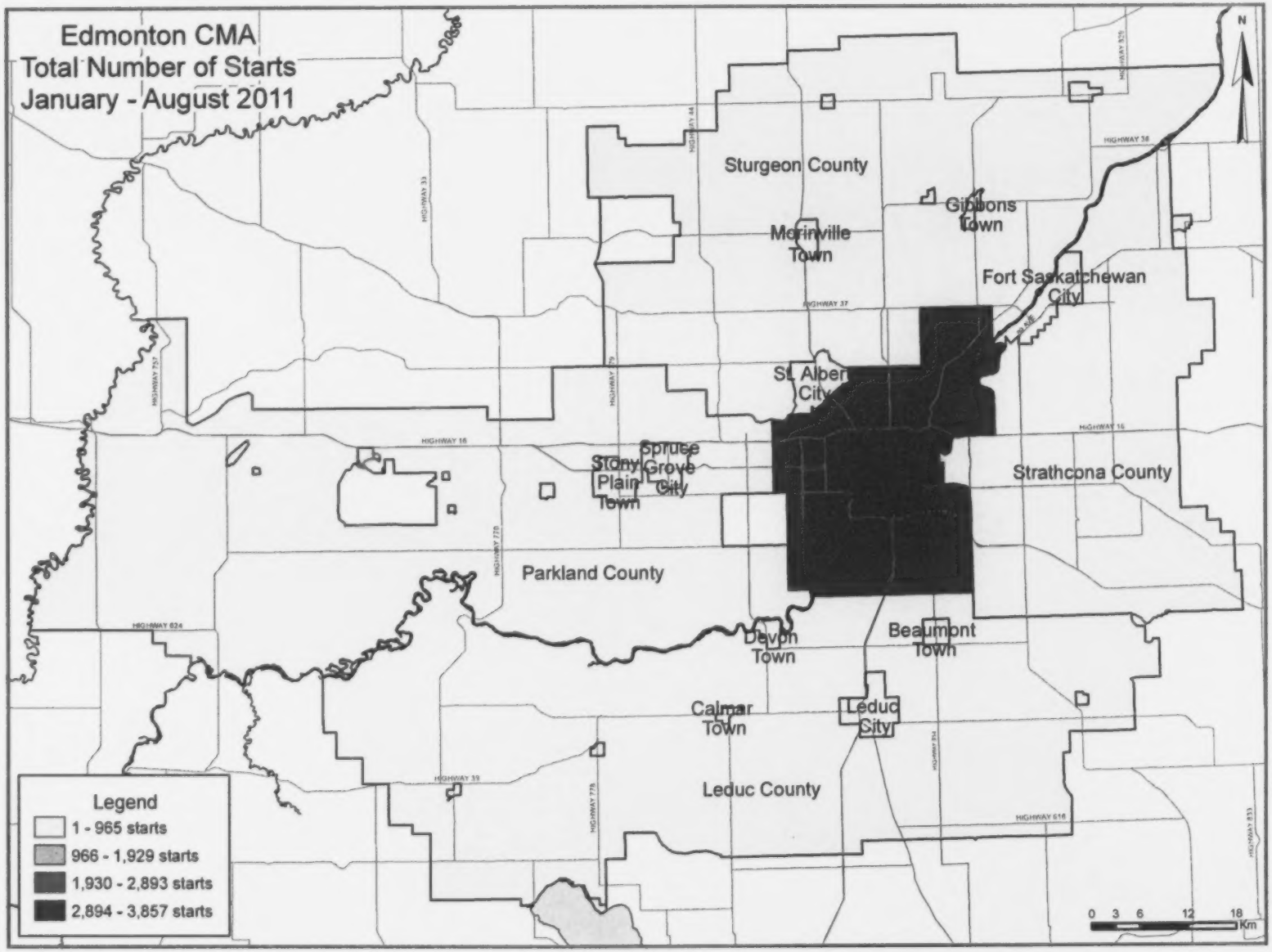

Edmonton CMA
Number of Starts (Multiples)
August 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 62 starts
63 - 122 starts
123 - 182 starts
183 - 243 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
August 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 79 starts
80 - 157 starts
158 - 235 starts
236 - 313 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
August 2011
Legend
No starts
1 - 139 starts
140 - 278 starts
279 - 417 starts
418 - 556 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Leduc County
Devon Town
Calmar Town
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Multiples)
January - August 2011
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 463 starts
464 - 924 starts
925 - 1,385 starts
1,386 - 1,846 starts
N
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - August 2011
Legend
1 - 503 starts
504 - 1,006 starts
1,007 - 1,508 starts
1,509 - 2,011 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - August 2011
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 39
HIGHWAY 60
HIGHWAY 616
Legend
1 - 965 starts
966 - 1,929 starts
1,930 - 2,893 starts
2,894 - 3,857 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2011	494	104	4	0	53	150	0	0	805
August 2010	519	82	6	0	71	0	0	12	690
% Change	-4.8	26.8	-33.3	n/a	-25.4	n/a	n/a	-100.0	16.7
Year-to-date 2011	3,188	756	62	11	401	868	0	604	5,890
Year-to-date 2010	4,314	882	91	4	572	946	34	175	7,018
% Change	-26.1	-14.3	-31.9	175.0	-29.9	-8.2	-100.0	**	-16.1
UNDER CONSTRUCTION									
August 2011	3,271	750	72	22	828	3,013	17	865	8,838
August 2010	4,045	798	104	11	957	2,679	47	293	8,934
% Change	-19.1	-6.0	-30.8	100.0	-13.5	12.5	-63.8	195.2	-1.1
COMPLETIONS									
August 2011	359	48	7	0	110	148	0	0	672
August 2010	589	138	3	3	61	0	0	159	953
% Change	-39.0	-65.2	133.3	-100.0	80.3	n/a	n/a	-100.0	-29.5
Year-to-date 2011	3,579	620	80	2	478	891	68	117	5,835
Year-to-date 2010	3,295	802	65	8	550	886	4	401	6,011
% Change	8.6	-22.7	23.1	-75.0	-13.1	0.6	**	-70.8	-2.9
COMPLETED & NOT ABSORBED									
August 2011	560	88	11	2	167	650	1	14	1,493
August 2010	435	84	17	0	169	605	1	143	1,454
% Change	28.7	4.8	-35.3	n/a	-1.2	7.4	0.0	-90.2	2.7
ABSORBED									
August 2011	370	52	4	0	110	230	0	10	776
August 2010	535	145	5	4	59	44	0	105	897
% Change	-30.8	-64.1	-20.0	-100.0	86.4	**	n/a	-90.5	-13.5
Year-to-date 2011	3,547	612	82	1	472	859	3	99	5,675
Year-to-date 2010	3,256	773	59	8	619	1,010	7	207	5,939
% Change	8.9	-20.8	39.0	-87.5	-23.7	-15.0	-57.1	-52.2	-4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2011	313	58	0	0	35	150	0	0	556
August 2010	287	68	6	0	62	0	0	0	423
Beaumont Town									
August 2011	21	4	0	0	0	0	0	0	25
August 2010	19	0	0	0	0	0	0	0	19
Devon Town									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2011	15	16	0	0	0	0	0	0	31
August 2010	26	0	0	0	0	0	0	0	26
Leduc City									
August 2011	17	12	0	0	0	0	0	0	29
August 2010	18	4	0	0	0	0	0	12	34
Leduc County									
August 2011	4	0	0	0	0	0	0	0	4
August 2010	13	0	0	0	0	0	0	0	13
Morinville Town									
August 2011	8	0	4	0	0	0	0	0	12
August 2010	13	0	0	0	0	0	0	0	13
Parkland County									
August 2011	12	0	0	0	0	0	0	0	12
August 2010	29	0	0	0	0	0	0	0	29
Spruce Grove City									
August 2011	16	6	0	0	18	0	0	0	40
August 2010	23	6	0	0	0	0	0	0	29
St. Albert City									
August 2011	13	0	0	0	0	0	0	0	13
August 2010	3	0	0	0	0	0	0	0	3
Stony Plain Town									
August 2011	5	2	0	0	0	0	0	0	7
August 2010	8	0	0	0	0	0	0	0	8
Strathcona County									
August 2011	43	4	0	0	0	0	0	0	47
August 2010	50	4	0	0	9	0	0	0	63
Sturgeon County									
August 2011	24	0	0	0	0	0	0	0	24
August 2010	25	0	0	0	0	0	0	0	25
Remainder of the CMA									
August 2011	3	2	0	0	0	0	0	0	5
August 2010	5	0	0	0	0	0	0	0	5
Edmonton CMA									
August 2011	494	104	4	0	53	150	0	0	805
August 2010	519	82	6	0	71	0	0	12	690

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2011	1,961	554	42	21	641	2,431	13	288	5,951
August 2010	2,125	512	72	7	696	2,291	35	101	5,839
Beaumont Town									
August 2011	171	18	0	0	0	0	0	66	255
August 2010	221	18	0	1	32	0	0	0	272
Devon Town									
August 2011	10	2	0	0	5	0	0	0	17
August 2010	7	8	0	0	10	0	0	28	53
Fort Saskatchewan City									
August 2011	132	42	0	0	4	0	0	223	401
August 2010	171	42	11	0	25	0	0	152	401
Leduc City									
August 2011	98	28	0	0	8	160	0	151	445
August 2010	314	56	0	0	12	165	0	12	559
Leduc County									
August 2011	88	0	0	0	0	0	0	0	88
August 2010	99	0	0	0	0	0	0	0	99
Morinville Town									
August 2011	44	4	8	0	34	0	0	0	90
August 2010	79	2	4	0	44	16	0	0	145
Parkland County									
August 2011	120	2	0	0	0	0	0	0	122
August 2010	159	0	0	0	0	0	0	0	159
Spruce Grove City									
August 2011	100	58	18	1	42	99	0	103	421
August 2010	162	82	9	0	8	0	0	0	261
St. Albert City									
August 2011	131	0	0	0	0	36	0	0	167
August 2010	144	2	0	0	0	36	0	0	182
Stony Plain Town									
August 2011	45	12	4	0	36	76	0	0	173
August 2010	54	12	4	0	64	119	12	0	265
Strathcona County									
August 2011	231	26	0	0	54	211	0	34	556
August 2010	331	62	4	3	66	0	0	0	466
Sturgeon County									
August 2011	102	0	0	0	0	0	0	0	102
August 2010	124	0	0	0	0	0	0	0	124
Remainder of the CMA									
August 2011	38	4	0	0	4	0	4	0	50
August 2010	55	2	0	0	0	52	0	0	109
Edmonton CMA									
August 2011	3,271	750	72	22	828	3,013	17	865	8,838
August 2010	4,045	798	104	11	957	2,679	47	293	8,934

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2011	161	36	3	0	102	83	0	0	385
August 2010	357	100	3	0	41	0	0	63	564
Beaumont Town									
August 2011	22	0	0	0	0	0	0	0	22
August 2010	3	0	0	0	0	0	0	0	3
Devon Town									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	5	4	0	0	0	0	0	0	9
Fort Saskatchewan City									
August 2011	14	0	0	0	0	0	0	0	14
August 2010	40	10	0	0	0	0	0	0	50
Leduc City									
August 2011	16	6	0	0	4	0	0	0	26
August 2010	18	0	0	0	10	0	0	96	124
Leduc County									
August 2011	7	0	0	0	0	0	0	0	7
August 2010	4	0	0	0	0	0	0	0	4
Morinville Town									
August 2011	6	0	0	0	0	0	0	0	6
August 2010	8	0	0	0	4	0	0	0	12
Parkland County									
August 2011	20	0	0	0	0	0	0	0	20
August 2010	25	0	0	0	0	0	0	0	25
Spruce Grove City									
August 2011	23	2	4	0	0	0	0	0	29
August 2010	30	14	0	0	0	0	0	0	44
St. Albert City									
August 2011	15	0	0	0	0	0	0	0	15
August 2010	17	0	0	0	0	0	0	0	17
Stony Plain Town									
August 2011	11	0	0	0	0	65	0	0	76
August 2010	21	0	0	0	4	0	0	0	25
Strathcona County									
August 2011	26	2	0	0	4	0	0	0	32
August 2010	47	10	0	3	2	0	0	0	62
Sturgeon County									
August 2011	28	0	0	0	0	0	0	0	28
August 2010	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
August 2011	9	2	0	0	0	0	0	0	11
August 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
August 2011	359	48	7	0	110	148	0	0	672
August 2010	589	138	3	3	61	0	0	159	953

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2011	235	53	5	0	87	443	1	0	824
August 2010	207	50	8	0	95	417	1	67	845
Beaumont Town									
August 2011	29	0	0	0	1	0	0	0	30
August 2010	8	0	0	0	2	0	0	0	10
Devon Town									
August 2011	2	0	0	0	4	0	0	0	6
August 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
August 2011	49	8	0	1	22	46	0	2	128
August 2010	43	12	2	0	17	67	0	0	141
Leduc City									
August 2011	45	8	0	0	9	20	0	0	82
August 2010	20	0	0	0	19	21	0	64	124
Leduc County									
August 2011	2	0	0	0	0	0	0	0	2
August 2010	2	0	0	0	0	0	0	0	2
Morinville Town									
August 2011	23	0	0	0	12	0	0	0	35
August 2010	9	0	3	0	11	0	0	0	23
Parkland County									
August 2011	22	2	0	0	0	0	0	0	24
August 2010	9	0	0	0	0	0	0	0	9
Spruce Grove City									
August 2011	29	12	5	0	0	74	0	0	120
August 2010	25	11	4	0	0	93	0	0	133
St. Albert City									
August 2011	34	0	0	0	1	46	0	0	81
August 2010	31	2	0	0	4	0	0	0	37
Stony Plain Town									
August 2011	25	0	0	0	17	17	0	0	59
August 2010	21	0	0	0	16	3	0	0	40
Strathcona County									
August 2011	59	3	1	1	14	0	0	12	90
August 2010	57	7	0	0	5	4	0	12	85
Sturgeon County									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
August 2011	5	2	0	0	0	4	0	0	11
August 2010	0	2	0	0	0	0	0	0	2
Edmonton CMA									
August 2011	560	88	11	2	167	650	1	14	1,493
August 2010	435	84	17	0	169	605	1	143	1,454

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2011	180	33	3	0	96	180	0	0	492
August 2010	333	101	4	1	43	18	0	33	533
Beaumont Town									
August 2011	20	0	0	0	0	0	0	0	20
August 2010	3	0	0	0	0	0	0	0	3
Devon Town									
August 2011	1	0	0	0	1	0	0	0	2
August 2010	4	4	0	0	0	0	0	0	8
Fort Saskatchewan City									
August 2011	14	1	0	0	3	0	0	10	28
August 2010	25	17	1	0	0	0	0	0	43
Leduc City									
August 2011	12	7	0	0	3	0	0	0	22
August 2010	20	0	0	0	11	25	0	72	128
Leduc County									
August 2011	7	0	0	0	0	0	0	0	7
August 2010	3	0	0	0	0	0	0	0	3
Morinville Town									
August 2011	3	0	0	0	0	0	0	0	3
August 2010	8	0	0	0	2	0	0	0	10
Parkland County									
August 2011	19	0	0	0	0	0	0	0	19
August 2010	22	0	0	0	0	0	0	0	22
Spruce Grove City									
August 2011	22	6	1	0	0	0	0	0	29
August 2010	26	10	0	0	0	0	0	0	36
St. Albert City									
August 2011	12	0	0	0	0	0	0	0	12
August 2010	12	3	0	0	0	0	0	0	15
Stony Plain Town									
August 2011	10	0	0	0	3	48	0	0	61
August 2010	20	0	0	0	1	1	0	0	22
Strathcona County									
August 2011	34	3	0	0	4	0	0	0	41
August 2010	45	10	0	3	2	0	0	0	60
Sturgeon County									
August 2011	27	0	0	0	0	0	0	0	27
August 2010	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
August 2011	9	2	0	0	0	2	0	0	13
August 2010	7	0	0	0	0	0	0	0	7
Edmonton CMA									
August 2011	370	52	4	0	110	230	0	10	776
August 2010	535	145	5	4	59	44	0	105	897

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Edmonton City	313	287	70	130	23	6	150	0	556	423	31.4
Beaumont Town	21	19	4	0	0	0	0	0	25	19	31.6
Calmar Town	1	2	0	0	0	0	0	0	1	2	-50.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	15	26	16	0	0	0	0	0	31	26	19.2
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	17	18	12	4	0	0	0	12	29	34	-14.7
Leduc County	4	13	0	0	0	0	0	0	4	13	-69.2
Morinville Town	8	13	0	0	4	0	0	0	12	13	-7.7
Parkland County	12	29	0	0	0	0	0	0	12	29	-58.6
Spruce Grove City	16	23	16	6	8	0	0	0	40	29	37.9
St. Albert City	13	3	0	0	0	0	0	0	13	3	**
Stony Plain Town	5	8	2	0	0	0	0	0	7	8	-12.5
Strathcona County	43	50	4	6	0	7	0	0	47	63	-25.4
Sturgeon County	24	25	0	0	0	0	0	0	24	25	-4.0
Remainder of the CMA	2	2	2	0	0	0	0	0	4	2	100.0
Edmonton CMA	494	519	126	146	35	13	150	12	805	690	16.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	2,011	2,446	592	720	304	457	950	801	3,857	4,424	-12.8
Beaumont Town	140	158	18	26	0	0	66	0	224	184	21.7
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	10	4	2	4	0	5	0	28	12	41	-70.7
Fort Saskatchewan City	127	197	46	54	0	11	71	0	244	262	-6.9
Gibbons Town	12	12	0	0	0	0	0	7	12	19	-36.8
Leduc City	107	225	26	24	8	4	207	273	348	526	-33.8
Leduc County	55	78	0	0	0	0	0	0	55	78	-29.5
Morinville Town	47	88	4	0	4	7	0	0	55	95	-42.1
Parkland County	82	149	2	0	0	0	0	0	84	149	-43.6
Spruce Grove City	112	223	108	104	24	8	103	0	347	335	3.6
St. Albert City	122	134	0	2	0	0	0	0	122	136	-10.3
Stony Plain Town	61	74	12	12	0	12	0	0	73	98	-25.5
Strathcona County	195	360	38	74	25	53	75	0	333	487	-31.6
Sturgeon County	94	126	0	0	0	0	0	0	94	126	-25.4
Remainder of the CMA	23	41	2	2	4	0	0	12	29	55	-47.3
Edmonton CMA	3,199	4,318	850	1,022	369	557	1,472	1,121	5,890	7,018	-16.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Edmonton City	23	6	0	0	150	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	35	13	0	0	150	0	0	12

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	304	435	0	22	713	762	237	39
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	7	0	0
Leduc City	8	4	0	0	80	165	127	108
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	7	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	24	8	0	0	0	0	103	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	12	0	0	0	0
Strathcona County	25	53	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	12	0	0
Edmonton CMA	369	523	0	34	868	946	604	175

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Edmonton City	371	361	185	62	0	0	556	423
Beaumont Town	25	19	0	0	0	0	25	19
Calmar Town	1	2	0	0	0	0	1	2
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	31	26	0	0	0	0	31	26
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	29	22	0	0	0	12	29	34
Leduc County	4	13	0	0	0	0	4	13
Morinville Town	12	13	0	0	0	0	12	13
Parkland County	12	29	0	0	0	0	12	29
Spruce Grove City	22	29	18	0	0	0	40	29
St. Albert City	13	3	0	0	0	0	13	3
Stony Plain Town	7	8	0	0	0	0	7	8
Strathcona County	47	54	0	9	0	0	47	63
Sturgeon County	24	25	0	0	0	0	24	25
Remainder of the CMA	4	2	0	0	0	0	4	2
Edmonton CMA	602	607	203	71	0	12	805	690

Table 2.5: Starts by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	2,593	3,108	1,027	1,255	237	61	3,857	4,424
Beaumont Town	158	175	0	9	66	0	224	184
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	12	8	0	5	0	28	12	41
Fort Saskatchewan City	169	262	4	0	71	0	244	262
Gibbons Town	12	12	0	7	0	0	12	19
Leduc City	133	249	88	169	127	108	348	526
Leduc County	55	78	0	0	0	0	55	78
Morinville Town	55	95	0	0	0	0	55	95
Parkland County	84	149	0	0	0	0	84	149
Spruce Grove City	201	327	43	8	103	0	347	335
St. Albert City	122	136	0	0	0	0	122	136
Stony Plain Town	73	86	0	0	0	12	73	98
Strathcona County	219	430	114	57	0	0	333	487
Sturgeon County	94	126	0	0	0	0	94	126
Remainder of the CMA	25	43	4	12	0	0	29	55
Edmonton CMA	4,006	5,287	1,280	1,522	604	209	5,890	7,018

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type August 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Edmonton City	161	357	42	110	99	34	83	63	385	564	-31.7
Beaumont Town	22	3	0	0	0	0	0	0	22	3	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	5	0	4	0	0	0	0	1	9	-88.9
Fort Saskatchewan City	14	40	0	10	0	0	0	0	14	50	-72.0
Gibbons Town	5	3	2	0	0	0	0	0	7	3	133.3
Leduc City	16	18	6	0	4	10	0	96	26	124	-79.0
Leduc County	7	4	0	0	0	0	0	0	7	4	75.0
Morinville Town	6	8	0	0	0	4	0	0	6	12	-50.0
Parkland County	20	25	0	0	0	0	0	0	20	25	-20.0
Spruce Grove City	23	30	2	14	4	0	0	0	29	44	-34.1
St. Albert City	15	17	0	0	0	0	0	0	15	17	-11.8
Stony Plain Town	11	21	0	0	0	4	65	0	76	25	**
Strathcona County	26	50	6	12	0	0	0	0	32	62	-48.4
Sturgeon County	28	7	0	0	0	0	0	0	28	7	**
Remainder of the CMA	4	4	0	0	0	0	0	0	4	4	0.0
Edmonton CMA	359	592	58	150	107	52	148	159	672	953	-29.5

Table 3.1: Completions by Submarket and by Dwelling Type January - August 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	1,956	1,995	482	596	354	337	776	1,062	3,568	3,990	-10.6
Beaumont Town	172	22	32	10	0	6	0	0	204	38	**
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	8	8	2	4	5	10	28	0	43	22	95.5
Fort Saskatchewan City	147	139	40	94	24	15	71	0	282	248	13.7
Gibbons Town	18	12	2	0	0	0	0	0	20	12	66.7
Leduc City	221	103	36	36	10	58	0	143	267	340	-21.5
Leduc County	65	39	0	2	0	0	0	0	65	41	58.5
Morinville Town	58	42	0	2	27	14	3	0	88	58	51.7
Parkland County	145	113	2	0	0	0	0	0	147	113	30.1
Spruce Grove City	157	197	78	56	15	8	0	0	250	261	-4.2
St. Albert City	104	119	4	22	0	24	65	82	173	247	-30.0
Stony Plain Town	64	89	8	10	28	4	65	0	165	103	60.2
Strathcona County	271	299	48	84	49	25	0	0	368	408	-9.8
Sturgeon County	149	104	0	2	0	0	0	0	149	106	40.6
Remainder of the CMA	41	22	0	2	0	0	0	0	41	24	70.8
Edmonton CMA	3,581	3,303	734	920	512	501	1,008	1,287	5,835	6,011	-2.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Edmonton City	99	34	0	0	83	0	0	63
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	10	0	0	0	0	0	96
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	65	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	107	52	0	0	148	0	0	159

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	301	337	53	0	761	886	15	176
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	28	0
Fort Saskatchewan City	24	15	0	0	0	0	71	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	54	0	4	0	0	0	143
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	24	14	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	15	8	0	0	0	0	0	0
St. Albert City	0	24	0	0	65	0	0	82
Stony Plain Town	16	4	12	0	65	0	0	0
Strathcona County	49	25	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	444	497	68	4	891	886	117	401

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Edmonton City	200	460	185	41	0	63	385	564
Beaumont Town	22	3	0	0	0	0	22	3
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	9	0	0	0	0	1	9
Fort Saskatchewan City	14	50	0	0	0	0	14	50
Gibbons Town	7	3	0	0	0	0	7	3
Leduc City	22	18	4	10	0	96	26	124
Leduc County	7	4	0	0	0	0	7	4
Morinville Town	6	8	0	4	0	0	6	12
Parkland County	20	25	0	0	0	0	20	25
Spruce Grove City	29	44	0	0	0	0	29	44
St. Albert City	15	17	0	0	0	0	15	17
Stony Plain Town	11	21	65	4	0	0	76	25
Strathcona County	28	57	4	5	0	0	32	62
Sturgeon County	28	7	0	0	0	0	28	7
Remainder of the CMA	4	4	0	0	0	0	4	4
Edmonton CMA	414	730	258	64	0	159	672	953

Table 3.5: Completions by Submarket and by Intended Market January - August 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	2,402	2,547	1,098	1,267	68	176	3,568	3,990
Beaumont Town	190	32	14	6	0	0	204	38
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	10	12	5	10	28	0	43	22
Fort Saskatchewan City	193	243	18	5	71	0	282	248
Gibbons Town	20	12	0	0	0	0	20	12
Leduc City	255	125	12	68	0	147	267	340
Leduc County	65	41	0	0	0	0	65	41
Morinville Town	62	54	20	4	6	0	88	58
Parkland County	147	113	0	0	0	0	147	113
Spruce Grove City	246	261	4	0	0	0	250	261
St. Albert City	108	135	65	30	0	82	173	247
Stony Plain Town	72	93	81	10	12	0	165	103
Strathcona County	314	364	54	44	0	0	368	408
Sturgeon County	149	106	0	0	0	0	149	106
Remainder of the CMA	41	24	0	0	0	0	41	24
Edmonton CMA	4,279	4,162	1,371	1,444	185	405	5,835	6,011

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2011	16	9.2	69	39.7	47	27.0	19	10.9	23	13.2	174	452,424	523,483
August 2010	43	13.2	154	47.2	72	22.1	27	8.3	30	9.2	326	434,800	483,349
Year-to-date 2011	221	11.8	621	33.1	473	25.2	249	13.3	313	16.7	1,877	464,900	542,371
Year-to-date 2010	317	16.5	851	44.2	389	20.2	157	8.2	210	10.9	1,924	427,100	483,286
Beaumont Town													
August 2011	4	20.0	10	50.0	4	20.0	1	5.0	1	5.0	20	426,282	435,457
August 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	33	21.3	77	49.7	30	19.4	8	5.2	7	4.5	155	402,997	420,392
Year-to-date 2010	9	37.5	9	37.5	4	16.7	1	4.2	1	4.2	24	386,000	396,646
Calmar Town													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
August 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2010	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	2	22.2	5	55.6	2	22.2	0	0.0	0	0.0	9	--	--
Year-to-date 2010	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	--	--
Fort Saskatchewan City													
August 2011	0	0.0	12	85.7	1	7.1	1	7.1	0	0.0	14	402,900	415,071
August 2010	5	20.0	14	56.0	4	16.0	1	4.0	1	4.0	25	405,500	418,924
Year-to-date 2011	4	2.8	99	70.2	21	14.9	11	7.8	6	4.3	141	406,900	439,950
Year-to-date 2010	32	25.4	71	56.3	14	11.1	5	4.0	4	3.2	126	377,700	399,719
Gibbons Town													
August 2011	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
August 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	6	35.3	7	41.2	4	23.5	0	0.0	0	0.0	17	380,000	391,441
Year-to-date 2010	7	58.3	5	41.7	0	0.0	0	0.0	0	0.0	12	337,500	331,500
Leduc City													
August 2011	7	58.3	3	25.0	0	0.0	0	0.0	2	16.7	12	344,924	394,625
August 2010	6	30.0	10	50.0	3	15.0	1	5.0	0	0.0	20	394,500	397,261
Year-to-date 2011	82	39.2	89	42.6	24	11.5	10	4.8	4	1.9	209	369,900	387,626
Year-to-date 2010	50	43.5	38	33.0	15	13.0	11	9.6	1	0.9	115	370,000	387,583
Leduc County													
August 2011	0	0.0	2	28.6	1	14.3	4	57.1	0	0.0	7	--	--
August 2010	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	11	16.9	15	23.1	15	23.1	17	26.2	7	10.8	65	505,500	490,011
Year-to-date 2010	9	24.3	10	27.0	12	32.4	4	10.8	2	5.4	37	432,684	437,987
Morinville Town													
August 2011	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
August 2010	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	16	33.3	29	60.4	3	6.3	0	0.0	0	0.0	48	372,900	379,117
Year-to-date 2010	18	34.0	29	54.7	6	11.3	0	0.0	0	0.0	53	370,000	371,511

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2011	1	11.1	0	0.0	1	11.1	2	22.2	5	55.6	9	--	--
August 2010	2	25.0	0	0.0	1	12.5	1	12.5	4	50.0	8	--	--
Year-to-date 2011	3	5.9	6	11.8	8	15.7	7	13.7	27	52.9	51	720,000	700,623
Year-to-date 2010	19	27.5	11	15.9	5	7.2	6	8.7	28	40.6	69	511,000	605,915
Spruce Grove City													
August 2011	3	13.6	9	40.9	4	18.2	6	27.3	0	0.0	22	416,500	457,707
August 2010	4	15.4	18	69.2	2	7.7	2	7.7	0	0.0	26	391,900	408,573
Year-to-date 2011	16	11.2	80	55.9	26	18.2	19	13.3	2	1.4	143	421,236	437,783
Year-to-date 2010	50	27.2	102	55.4	21	11.4	8	4.3	3	1.6	184	376,473	393,496
St. Albert City													
August 2011	0	0.0	1	8.3	5	41.7	4	33.3	2	16.7	12	547,650	551,758
August 2010	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	12	548,400	585,442
Year-to-date 2011	1	1.0	24	23.3	33	32.0	26	25.2	19	18.4	103	530,000	563,912
Year-to-date 2010	1	0.9	31	27.7	38	33.9	24	21.4	18	16.1	112	501,150	569,338
Stony Plain Town													
August 2011	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
August 2010	11	57.9	6	31.6	2	10.5	0	0.0	0	0.0	19	344,471	298,370
Year-to-date 2011	14	25.0	33	58.9	8	14.3	0	0.0	1	1.8	56	399,007	377,068
Year-to-date 2010	36	41.9	38	44.2	7	8.1	1	1.2	4	4.7	86	367,500	398,345
Strathcona County													
August 2011	0	0.0	3	9.7	10	32.3	7	22.6	11	35.5	31	579,000	667,447
August 2010	0	0.0	10	21.7	17	37.0	14	30.4	5	10.9	46	536,000	559,693
Year-to-date 2011	0	0.0	74	26.9	93	33.8	51	18.5	57	20.7	275	505,000	593,483
Year-to-date 2010	3	1.1	92	34.6	84	31.6	39	14.7	48	18.0	266	488,000	582,646
Sturgeon County													
August 2011	9	33.3	5	18.5	3	11.1	6	22.2	4	14.8	27	425,000	457,593
August 2010	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2011	37	25.0	20	13.5	19	12.8	22	14.9	50	33.8	148	540,000	544,649
Year-to-date 2010	21	19.8	10	9.4	15	14.2	24	22.6	36	34.0	106	585,000	580,896
Remainder of the CMA													
August 2011	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
August 2010	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2011	13	46.4	9	32.1	3	10.7	1	3.6	2	7.1	28	396,500	399,879
Year-to-date 2010	12	54.5	5	22.7	2	9.1	0	0.0	3	13.6	22	334,900	378,145
Edmonton CMA													
August 2011	45	12.9	127	36.5	78	22.4	50	14.4	48	13.8	348	450,800	510,540
August 2010	84	16.4	226	44.1	107	20.9	52	10.2	43	8.4	512	432,750	475,518
Year-to-date 2011	461	13.9	1,188	35.7	762	22.9	421	12.7	495	14.9	3,327	451,000	516,841
Year-to-date 2010	585	18.6	1,305	41.5	613	19.5	282	9.0	358	11.4	3,143	425,800	481,843

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2011

Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	523,483	483,349	8.3	542,371	483,286	12.2
Beaumont Town	435,457	--	n/a	420,392	396,646	6.0
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	415,071	418,924	-0.9	439,950	399,719	10.1
Gibbons Town	--	--	n/a	391,441	331,500	18.1
Leduc City	394,625	397,261	-0.7	387,626	387,583	0.0
Leduc County	--	--	n/a	490,011	437,987	11.9
Morinville Town	--	--	n/a	379,117	371,511	2.0
Parkland County	--	--	n/a	700,623	605,915	15.6
Spruce Grove City	457,707	408,573	12.0	437,783	393,496	11.3
St. Albert City	551,758	585,442	-5.8	563,912	569,338	-1.0
Stony Plain Town	--	298,370	n/a	377,068	398,345	-5.3
Strathcona County	667,447	559,693	19.3	593,483	582,646	1.9
Sturgeon County	457,593	--	n/a	544,649	580,896	-6.2
Remainder of the CMA	--	--	n/a	399,879	378,145	5.7
Edmonton CMA	510,540	475,518	7.4	516,841	481,843	7.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
August 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,380	2,983	2,470	55.9	326,557	-4.8	320,240
	April	1,605	-13.1	1,343	3,308	2,620	51.3	327,805	-3.4	326,420
	May	2,007	10.0	1,413	3,556	2,636	53.6	331,537	-2.7	322,726
	June	1,901	14.7	1,435	3,298	2,682	53.5	328,695	-2.0	322,609
	July	1,603	15.4	1,490	3,082	2,804	53.1	334,444	1.4	326,055
	August	1,642	25.8	1,476	2,987	2,698	54.7	325,322	-0.4	325,092
	September									
	October									
	November									
	December									
	Q2 2010	5,329	-18.7		11,027			338,489	4.8	
	Q2 2011	5,513	3.5		10,162			329,471	-2.7	
	YTD 2010	11,896	-13.1		25,144			332,674	4.0	
	YTD 2011	12,295	3.4		24,040			326,643	-1.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2011

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	920
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	907
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	918
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	950
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	935
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34	89.8	124.8	659	5.8	73.0	937
	April	621	3.70	5.69	89.6	126.2	659	5.7	72.9	944
	May	616	3.70	5.59	89.8	126.5	660	5.6	72.7	950
	June	604	3.50	5.39	90.1	125.6	663	5.4	72.8	954
	July	604	3.50	5.39	90.0	125.9	669	5.3	73.2	951
	August	604	3.50	5.39		126.6	675	5.3	73.7	950
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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